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Government

Department of
Buildings

City of Toronto

*Annual
Report
1965*





Department of Buildings / City of Toronto



Annual Report 1965

COMMITTEE ON BUILDINGS AND DEVELOPMENT

Alderman Mrs. Mary Temple, *Chairman*

Controller William L. Archer, Q.C.

Alderman Hugh J. Bruce

Alderman Charles L. Caccia

Alderman B. Michael Grayson, Q.C.

Alderman Joseph J. Piccininni

Alderman Paul B. Pickett

Alderman David Rotenberg

Alderman Oscar T. Sigsworth

Alderman Thomas A. Wardle

Secretary — Jack Harvey

F. E. Wellwood, B.A.Sc., M.E.I.C., P.Eng. Commissioner of Buildings



Night View of Toronto's New City Hall

*Metropolitan Toronto Courthouse, University Avenue
presently under construction*



LOCKWOOD SURVEY CORP. LTD.



Department of Buildings, 17th floor, East Tower, City Hall, Toronto

His Worship Mayor Philip G. Givens, Q.C.,
and Members of the Council
of the City of Toronto.

Your Worship, dear Mesdames and Gentlemen:

Building activity again surpassed all previous years in 1965, resulting in a record value of building permits issued of \$212,679,323.00, compared with \$167,667,617.00 in 1964 and \$121,772,299.00 in 1963. While a high degree of building activity was maintained throughout the entire Metro area along with that throughout the country generally, a greater increase was evident percentage wise within the City than was experienced in other metro municipalities. This may reflect an interest on the part of developers in building within the City in anticipation of a movement back to the central city, combined with encouragement given by City Council to development.

As reported in previous years, the construction in progress is widely distributed among the following classifications—commercial, industrial, institutional, public and multiple family residential. In a built-up area as exists within the City proper, very little house construction can be proceeded with due to the unavailability of vacant land, and in many areas single family houses are being replaced with high rise apartment buildings.

The work being carried out by the Toronto Area Building Code Committee neared completion during the past year and additional sections of the Building By-law were amended accordingly. When this work is completed in the near future, Toronto will have a thoroughly up-to-date building code unsurpassed anywhere on the continent.

The statistical data contained throughout the report briefly outline the many functions performed by the staff of the Department.

The continued loyalty of the staff and the guidance and co-operation extended by Alderman Mrs. Mary Temple, Chairman, and the Members of the Committee on Buildings and Development, the Mayor and Members of the Board of Control, and other members of Council, have greatly assisted in the solution of the many problems which arose during the year, and for their assistance I express my deep appreciation.

Respectfully submitted,

F. E. Wellwood, B.A.Sc., M.E.I.C., P.Eng.
Commissioner of Buildings

CLASSIFICATION OF BUILDING PERMITS 1965

	Permits	Erections	Value
Apartments	80	31	\$64,396,401
Apartments, alterations & additions	63	61	548,985
Arena, alterations	4	4	265,000
Armouries	1	1	1,862,000
Athletic Building	1	1	265,000
Bank	1	1	60,000
Banks, alterations & additions	13	13	162,234
Bus Terminal, alterations	1	1	27,000
Churches	4	3	603,625
Churches, alterations & additions	26	25	295,600
Clubs, Private, alterations & additions	13	13	290,700
Demolitions	587	(1675)	—
Dwellings	85	210	2,738,508
Dwellings, Brick, alterations & additions	311	335	1,262,580
Dwellings, Frame, alterations & additions	426	443	204,617
Factories	4	4	94,000
Factories, alterations & additions	169	169	1,946,648
Fire Escapes	19	19	10,849
Funeral Home, alterations	1	1	5,900
Garages, Private	433	445	503,075
Garages, Public	2	2	111,000
Garages, Public, alterations & additions	21	21	315,850
Girls' Residence, alterations	1	1	20,000
Grandstand, alterations & additions	1	1	410,000
Heating	3844	3844	17,457,581
Home for the Aged	3	1	480,000
Hospitals, alterations & additions	8	8	596,500
Hotels, alterations & additions	14	14	88,400
Library	1	1	80,000
Municipal Buildings	24	23	2,181,370
Offices	31	15	73,196,420

	Permits	Erections	Value
Offices, alterations & additions	179	181	5,270,080
Plumbing	2114	2125	9,680,498
Railway Station, alterations	1	1	21,000
Roundhouse, alterations	1	1	47,600
Schools	11	8	9,484,443
Schools, alterations & additions	34	32	5,483,885
Service Stations	10	10	282,000
Service Stations, alterations & additions	10	10	29,150
Sheds	7	7	5,525
Signs, Posters, etc.	166	209	199,294
Signs, Overhanging Public Property	758	957	340,705
Steam Plant, addition	2	1	571,000
Stores	38	43	4,170,751
Stores, alterations & additions	577	593	2,546,131
Substations, alterations	3	3	34,000
Subway Entrance Buildings	27	27	841,437
Subway Substation	1	1	80,000
Tanks, Fuel Oil	135	175	378,828
Tanks, Gas, etc.	80	122	106,955
Taverns, alterations	3	3	11,000
Temporary Buildings	426	633	1,005,336
Theatres, alterations	5	5	17,500
Transformer Station	3	1	330,000
Verandahs	159	165	88,816
Warehouses	5	5	378,400
Warehouses, alterations & additions	47	46	319,050
Miscellaneous	41	40	82,887
			\$212,286,114

Housing Repairs 393,209

Grand Total	11,035	11,115	\$212,679,323
Total, 1964	11,961	12,134	\$167,667,617

Village Green Apartments



GLOBE AND MAIL

CLASSIFIED SUMMARY OF BUILDING PERMITS, 1965

	Permits	Erections	Value
Housing including Apartments	1,114	1,245	\$ 69,633,116
Commercial and Industrial	8,939	8,677	125,581,831
Schools and Churches	75	68	15,867,553
Miscellaneous	907	1,125	1,596,823
	11,035	11,115	\$212,679,323

BUILDING PERMITS 1945-1965

Year	No. of Permits Issued	No. of Structures	Total Value of Buildings
1945	4,615	4,839	12,782,152
1946	11,242	12,936	22,232,626
1947	9,130	10,192	32,330,835
1948	6,110	6,823	32,292,837
1949	8,679	9,823	36,483,147
1950	11,526	12,476	55,251,801
1951	8,731	9,441	47,109,215
1952	8,254	9,061	43,721,487
1953	8,791	9,362	80,754,632
1954	8,079	8,406	86,584,144
1955	8,487	8,908	76,395,911
1956	7,512	7,591	87,472,264
1957	7,160	7,429	121,067,582
1958	5,878	6,174	108,934,620
1959	5,668	5,872	106,561,674
1960	11,733	11,902	107,471,474
1961	12,946	13,297	108,065,000
1962	14,097	14,387	107,353,695
1963	13,181	13,236	121,772,299
1964	11,961	12,134	167,667,617
1965	11,035	11,115	212,679,323



*Toronto Dominion Tower,
Commonwealth's tallest structure currently
under construction*

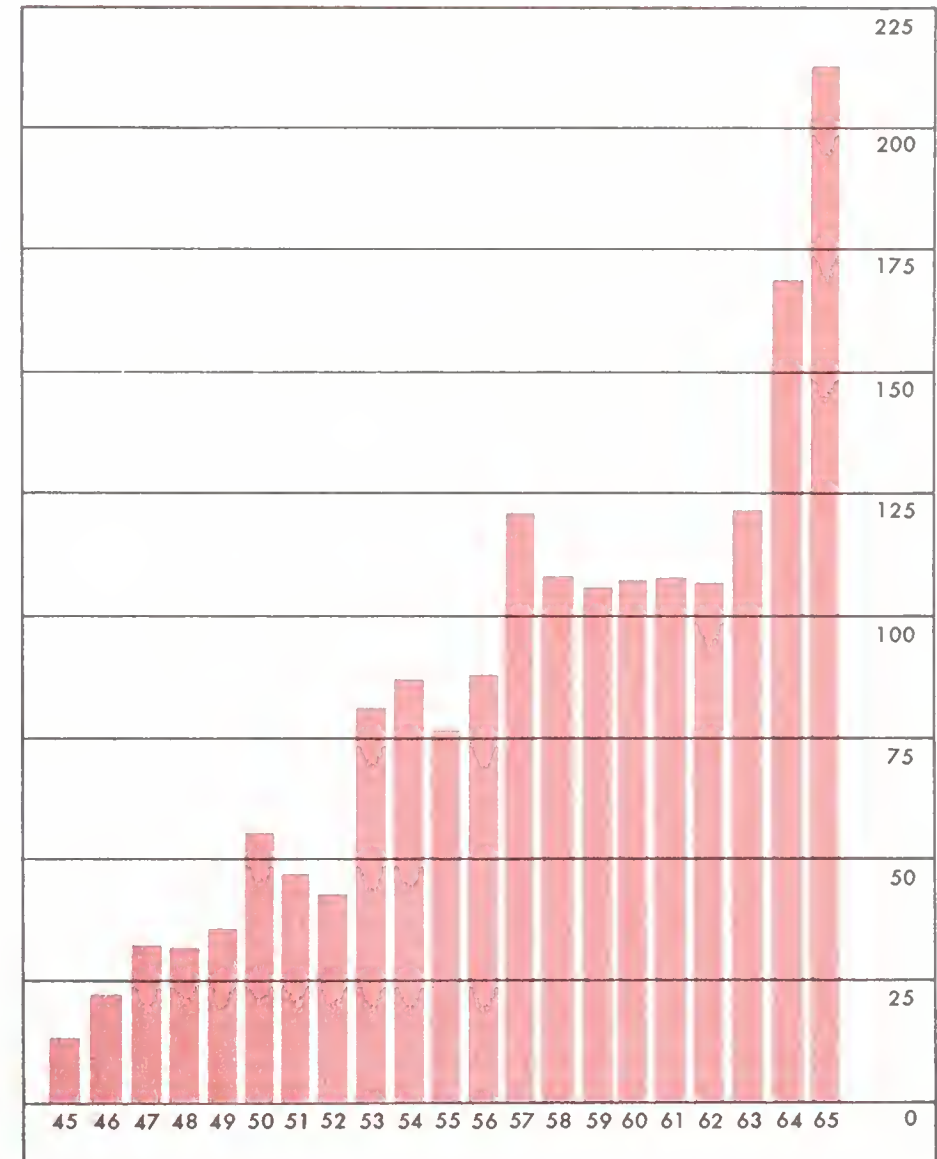
Clarke Institute of Psychiatry



CLASSIFIED SUMMARY OF BUILDING PERMITS 1945-1965

	Hausing, including Apartments	Commercial and Industrial Buildings	Schaals and Churches	Miscellaneous Buildings	Yearly Totals
Year	Total Value	Total Value	Total Value	Total Value	Total Value
1945	2,998,504	9,323,025	93,950	366,673	12,782,152
1946	3,921,438	17,090,854	338,925	1,511,409	22,232,626
1947	2,156,322	27,174,369	1,322,600	1,677,544	32,330,835
1948	3,563,390	25,309,078	1,253,735	2,166,634	32,292,837
1949	4,482,277	29,250,365	975,790	1,774,665	36,483,147
1950	6,225,011	44,812,546	2,871,752	1,342,492	55,251,801
1951	7,024,421	37,858,372	1,248,050	978,372	47,109,215
1952	6,609,336	32,376,657	3,627,300	1,108,194	43,721,487
1953	13,678,711	63,803,481	2,243,575	1,028,865	80,745,632
1954	32,894,145	49,957,771	2,058,200	1,674,028	86,584,144
1955	29,666,153	43,035,261	2,847,265	847,232	76,395,911
1956	40,382,674	39,380,002	6,788,612	920,976	87,472,264
1957	30,825,035	84,306,267	4,425,850	1,510,430	121,067,582
1958	31,005,415	65,482,341	10,973,943	1,472,921	108,934,620
1959	24,611,708	72,320,645	7,851,065	1,778,256	106,561,674
1960	18,244,870	71,832,136	16,034,797	1,359,671	107,471,474
1961	16,840,181	77,837,248	12,427,453	960,118	108,065,000
1962	15,171,500	64,939,440	26,202,413	1,040,342	107,353,695
1963	33,304,528	65,457,392	20,496,740	2,513,639	121,772,299
1964	37,651,085	108,966,175	19,424,346	1,626,011	167,667,617
1965	69,633,116	125,581,831	15,867,553	1,596,823	212,679,323

VALUE OF BUILDING PERMITS 1945-1965



BUILDING REGULATION DIVISION

The division consists of four separate sections, Engineering, Zoning, Inspection and Permit Control. Within this framework, the division actively enforces numerous municipal by-laws and provincial acts related to various aspects of the construction and safety of buildings. The staff numbers in excess of 140 administrative, professional, technical and clerical personnel.

Zoning, Building, Plumbing, Heating and Dry Cleaning By-laws and Provincial Construction Safety and Trenching Acts are major codes implemented by the division. Various other by-laws covering signs, construction noise, line fences and termite control, illustrate the diverse functions of the division.

The record rate of construction within the City is reflected in increased establishment throughout the various branches of the division to cope with the work load.

ZONING SECTION

Under the direction of a Zoning Supervisor, this Section operates as two branches—Zoning Plan Examination and Zoning Enforcement.

Zoning could be briefly described as that function of planning which determines the relative position of structures on a site, detailing the uses, areas, height, intervals and occupancy of such structures with a view to assuring adequate access of air and the rays of the sun commensurate with the occupational requirements of ensuring health, efficiency and amenities for human beings.

Plan Examination Branch

Under the direction of a Chief Plan Examiner, 7 Plan

Examiners are responsible for the examination of all plans submitted with applications for building permits for the erection of buildings, structures or additions thereto; signs and canopies, both on private property and those which encroach upon the public street allowance; alterations to or change of occupancy of commercial, industrial and residential buildings to determine compliance with all applicable requirements of the Zoning By-law, residential and other by-laws coming under jurisdiction of the Department; also orders of both the City and Metropolitan Councils and Council Committees.

Numerous discussions and interviews are involved between this Branch and Architects, Engineers, contractors and home owners with respect to proposed construction prior to the preparation of plans and application being made for permit. In some instances, where a complex development project is being developed in its preliminary stage, these discussions may be carried on over a lengthy period before formal application is made to the Committee on Buildings and Development for an amendment to the Zoning By-law to permit the development if it does not comply with all the requirements of the By-law.

A large volume of correspondence is processed relating to enquiries regarding the Zoning By-law, the Building By-law and related by-laws and orders of City and Metropolitan Councils, as well as land sales and mortgage clearances.

This Branch is also responsible for the convening of meetings of the Advisory Committee on Civic Design whenever necessary to process applications involving special by-laws and the preparation of reports to the Committee on Buildings and Development and City Council in respect thereto.

Reports to the Board of Control and Committees of Council involving zoning and several other by-law matters coming under the jurisdiction of the Department are prepared by this Branch.

Zoning Enforcement Branch

Enforcement of the provisions of the Zoning By-law is undertaken by a staff consisting of a Zoning Enforcement Officer, a Chief Zoning By-law Investigator and three Zoning By-law Investigators.

The main function of this Branch is to investigate the use of property as regulated by the Zoning By-law. Violations can include such matters as the operation of

business ventures in residential zones, the illegal operation of rooming or boarding house and indiscriminate parking of vehicles contrary to Zoning requirements. Complaints are also received relative to the operation of manufacturing or industrial uses in areas which are zoned for commercial uses only.

In 1965, the Department received 665 complaints concerning apparent violations of the Zoning By-law. Summonses were issued to 82 offenders which resulted in 46 convictions.

ENGINEERING SECTION

Responsibility for the administration and enforcement of the Building By-law, during the plan examination process, rests with this Section. All plans for buildings and structures proposed to be erected or altered are checked to ensure that the proposal will afford adequate safety to its occupants and to the public from danger of structural failure, fire or other accident, both during construction and after. The successful performance of all structures depends on the quality of their components and accordingly the proper selection and approval of all building materials for conformance with accepted standards is a vital function controlled within this Section.

Provision for 13 Structural Engineers, 5 Building Plan Examiners and 1 Stenographer, under the direction of the Engineering Supervisor and his Assistant, exists in the present establishment. The Section was severely overtaxed during this record-breaking year due to the difficulty of maintaining its complete engineering staff and the use of private engineering consulting firms was employed in order to maintain the service it is required to provide.

ONTARIO DEPARTMENT OF LANDS AND FORESTS



Portion of Queen's Park Complex

REVISION OF BUILDING BY-LAW

In the past year the Toronto Area Building Code Committee completed its task of preparing a building code based on the National Building Code of Canada which would be acceptable to all the Municipalities in the Toronto area. Its work was adapted for inclusion in the City Building By-law and submitted to the City Solicitor to prepare the necessary draft amending By-law for consideration by City Council. When this revision is implemented the City Building By-law will be as truly a performance code as is practical at the present time and the problems associated with the specification type code will largely disappear. In undertaking this revision to the Building By-law the City was fortunate in having available, through the Code Committee, the liberal services of so many prominent leaders in the building field including architects, engineers, builders, building officials and representatives from other code and enforcement agencies. We were particularly fortunate in having in the National Building Code of Canada, a sound basic code from which to work.

Steps were also initiated to set up an area Code Committee on a continuing basis to keep the code up-to-date and to advise on the acceptance of new materials not already covered by the code. Such a Committee, if successfully arranged, will insure that the code is kept up-to-date with technological developments in the building industry and will facilitate the acceptance of new materials and systems for buildings.

PERMIT CONTROL SECTION

Four groups comprise this section which is primarily responsible for co-ordinating the movement of all plans

through the various steps of examination in order to expedite the issue of all types of permits, and the collection of fees for plan examination, heating, plumbing, signs, annual fees for fire escapes and canopy encroachments and licenses required under the Dry Cleaning By-law.

Records for current needs are maintained at this level for a three-year period before being transferred for various periods of retention to the City Archivist. Plan records in many instances have been retained over a period of sixty years.

Statistical data is compiled and maintained for many uses and forms the basis of information printed in the Annual Report of the Department.

INSPECTION SECTION

In this Section, inspectional services are comprised of nine Branches which function as separate units in carrying out specialized inspections on structures, systems and construction safety.

Each Branch is headed by a Chief Inspector acting under the Supervisor of Inspections, who is responsible to the Director of Building Regulations and the Commissioner of Buildings.

Operation of the Section requires the services of 73 employees, which includes a Supervisor, 8 Chief Inspectors, 47 Field Inspectors, and staff of 18 Clerks.

BUILDING INSPECTION BRANCH

The Branch has three inspection groups, each in charge of a Chief Inspector, dealing with General Buildings, Concrete (including re-inforcing steel) and Structural Steel. There are four Senior Building Inspectors, eleven Building Inspectors and nine Clerks.

The staff is responsible for inspections during the erection and demolition of all buildings for which permits are issued.

The duties of the Inspectors involves constant and careful supervision for the safety of the public and in determining work is carried out in a workmanlike manner in accordance with all the requirements of the Municipal By-laws.

The Inspectors also deal with dangerous conditions which arise from time to time in existing buildings. Numerous visits are made upon receipt of referrals with regard to work commenced on alterations, new erections and other deviations from the Building By-law.

Close liaison is maintained with all other Branches of this and other Departments.

In enforcing the Building By-law requirements it was necessary to take legal action, with the following results:

Convictions	104
Dismissals	34
Suspended Sentences	13
Withdrawals	46
Summonses Issued	197

Visits to projects and buildings, including fire inspection and emergencies:

General Building Inspections	40,465
Fire Damage Inspections	443
Concrete and re-inforcing Inspections	5,244
Structural Steel Inspections	6,515
Plumbing Application Inspections	2,146
Emergency Inspections (after hours)	253
Inspections for removal of canopies, fire escapes and temporary buildings (fees)	129

Total 55,195

CONSTRUCTION SAFETY BRANCH

The staff of the Construction Safety Branch enforce the requirements of The Construction Safety Act, 1961-62 as amended, and Ontario Regulation 170/62, and has responsibility for ensuring compliance with The Trench Excavators' Protection Act and Regulation 559, as well as enforcing the requirements on construction safety as laid down in the City of Toronto Building By-law 9868.

Enforcement of the above-mentioned Acts and By-laws resulted in a total of 5,666 inspections being carried out for the year 1965, 355 Stop Work Orders were issued, and 1,008 Orders to Comply were left with persons in charge of projects as a result of safety measures being taken at the time of inspection.

Failure to carry out Inspectors' instructions as issued resulted in fifty-six summonses being issued for offences:

Convictions	11	Dismissals	11
Quashed	7	Withdrawals	14
(by court of appeal)			
Suspended Sentence ..	3	Pending	10

A further thirty-five charges will be laid in 1966 for contraventions under The Construction Safety Act, 1961-62, as amended, and Ontario Regulation 170/62, which occurred during the latter part of 1965.

Due to the increased rate of construction in general throughout the City, especially in the high rise field, along with the numerous inspections required on the East-West Subway, far more time was expended on these projects than in previous years.

The introduction of a modified form, which can be written up either as a Stop Work Order or an Order to Comply, resulted in fewer Stop Work Orders being

issued, but the number of Orders to Comply issued is indicative of the size of the past year's operations. Through the efforts of each Inspector, reduction in the number of serious accidents and better job safety conditions were noticeable.

HAZARDS BRANCH

This Branch is concerned with the use, handling and storage of flammable liquids, chemicals, solvents and gases and the enforcement of and issuance of licenses under the Dry Cleaning By-law.

Many industries were inspected during the year with a view to safer storage and handling procedures of hazardous materials.

The increasing consumption of propane, a liquefied petroleum gas, requires constant supervision, as does the use of new types of solvents and chemicals.

Seepage of gasoline and fuel oil from spillage and defective underground storage tanks continues to present problems. During the year, flammable liquids entered a number of buildings within the City and created dangerous conditions until such time as the source of the seepage was located and stopped. It is gratifying to report that, with the co-operation of the Fire Department, Works Department and the Consumers Gas Company, no serious accidents occurred with the exception of an explosion in a hotel boiler room resulting in considerable property damage.

An increase in the number of Dry Cleaning Plants using synthetic solvents was noted during the year.

During the year, 215 permits were issued for 297 systems for the storage of flammable liquids.

5,365 inspections were made of premises storing and processing flammable liquids and gases.

3,400 inspections were made of dry cleaning plants and stores.

148 Licenses were issued to Dry Cleaning Plants.

172 Licenses were issued to Press Shops.

303 Licenses were issued to Receiving and Distributing Depots.

78 Licenses were issued to Dry Cleaning Plant Branches.

HEATING INSPECTION BRANCH

Heating inspection has now become an accepted and integral facet of the services provided by the Toronto Department of Buildings.

The Branch, consisting of an engineering staff of two, an inspection staff of ten and a clerical staff of four has experienced difficulty during 1965 in replacing qualified men who left the Department to return to industry.

In addition to heating, Inspectors have now been assigned the responsibility for the inspection of air conditioning, ventilating, exhaust ductwork and components, and for the inspection of domestic fuel oil tanks.

It is of interest to note that of over 30,000 installations made since the inception of Heating By-law No. 20455, not one fire, explosion or asphyxiation has occurred which has been caused by any piece of heating equipment installed under the provisions of the By-law.

PLUMBING AND DRAINAGE INSPECTION BRANCH

The staff is responsible for the enforcement of Regulation 471, of the Ontario Water Resources Commission Act respecting plumbing, By-law No. 21666, and the Regulations under the Ontario Trench Excavators Act.

This Branch maintains constant liaison with all

Departments and Sections who are concerned with the proper installation of plumbing and drainage systems throughout the City of Toronto.

Personnel consists of:

- 1 Chief Plumbing Inspector
- 10 Plumbing Inspectors
- 5 Clerks

SIGN INSPECTION BRANCH

This Branch administers and enforces various by-laws regulating signs and advertising devices overhanging public highways in the City of Toronto.

Overhanging sign structures exposed to the elements, deteriorate rapidly and annual inspections are conducted in order to determine their physical condition. Any defects discovered are ordered rectified with a minimum delay, and re-inspected to ensure the sign is in a safe and satisfactory condition.

Staff consists of a Chief Inspector and two Sign Inspectors who have the use of two trucks, equipped with ladders, etc. to enable emergencies to be handled, one of which is equipped with two-way radio.

The total number of yearly inspections also includes visits made in connection with photographic surveys of the north side of Queen Street West between Spadina Avenue and Bathurst Street; the re-location and removal of signs resulting from street widenings at Front Street East between Church and Parliament Streets and Dundas Street West between Sorauren Avenue and Bloor Street West, and surveys on Bloor Street and Danforth Avenue in connection with signs to be removed under By-law 2336 of Metropolitan Toronto.

As a result of inspections carried out, 141 signs were ordered repaired and 59 dangerous signs were removed by the Inspectors.

TERMITE CONTROL BRANCH

The Termite Control Branch is responsible for the enforcement of By-law No. 22272, insofar as it relates to soil treatment, inspection of termite infested properties in the City and processing applications for grants and/or loans.

The year 1965 saw the beginning of the soil sterilization programme. Some 100 dwellings have been treated and owners of 55 of these have received financial assistance from the Corporation. Sixteen of these properties were treated under a "Pilot Project" plan, in which it was mandatory for Owners of all premises in a designated area to take preventative measures involving de-infestation and subsequent repairs.

Splendid co-operation has been received from the majority of home owners in this area, which indicates the support being given the programme; however, in order to have the soil treatment carried out by owners of some of the remaining properties, legal action may have to be taken.

1,232 inspections were made during the year and 129 dwellings were found to be infested with termites.

TOTAL INSPECTIONS OF THE INSPECTION SECTION

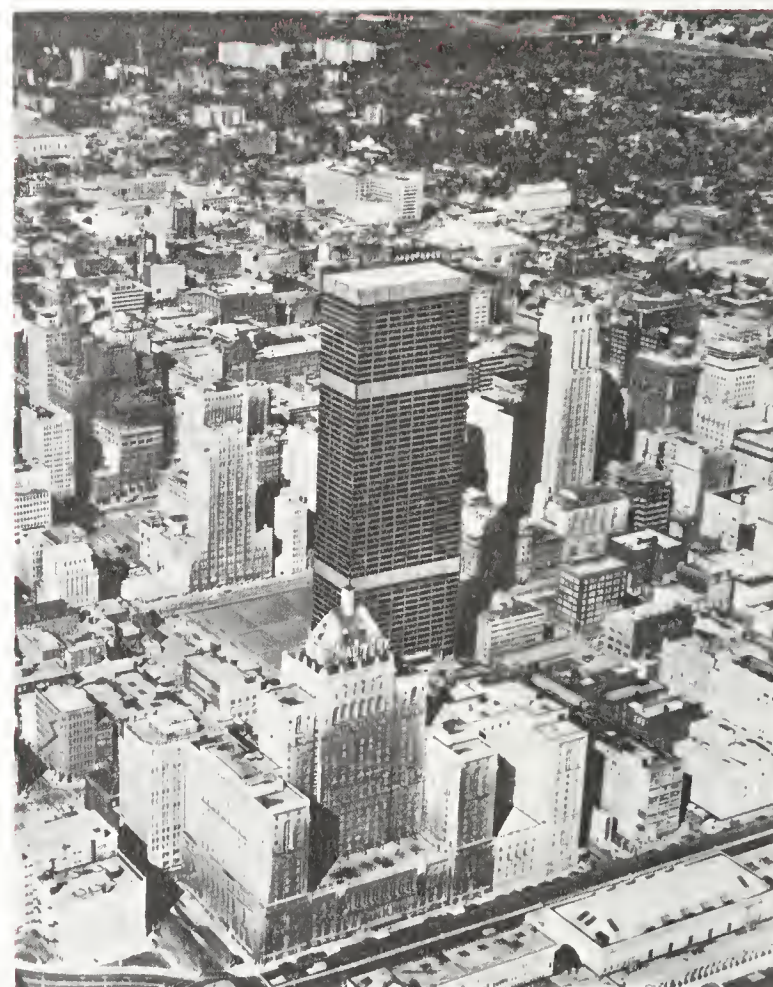
Buildings Branch	70,467
Heating Branch	17,289
Plumbing Branch	16,824
Hazards Branch	8,765
Sign Branch	18,243
Safety Branch	5,666
Termite Control	1,232

Total 138,486

DWELLING UNITS TO DECEMBER 31, 1965

	Number of Buildings	No. of New Dwelling Units
Apartments	31	6,537
Triplexes	4	12
Duplex dwellings	3	6
Attached dwellings	91	91
Detached dwellings costing \$7,000. and up to \$9,000.	2	2
Detached dwellings costing \$9,000. and up to \$11,000.	13	13
Detached dwellings costing over \$11,000. . .	31	31
Semi-detached dwellings costing \$860,777. . .	32 pairs	64
Stores, dwellings over	6	209
Alter apartments for additional suites	3	44
Alter apartment hotel for apartment	1	20
Alter dwellings for two families	9	9
Alter dwelling for four families	1	3
Alter dwelling for six families	1	5
Alter four-family dwelling for five families . .	1	1
Alter coach house for one family dwelling . .	1	1
Alter stores and dwellings for additional suites	3	6
Alter pair semi-detached one-family dwellings for one family dwelling	1	—1
Alter two family dwelling for one family . . .	3	—3
Alter three family dwelling for one family dwelling	2	—4
Alter three family dwelling for two families	2	—2
Alter dwellings for offices	3	—3
Alter pair semi-detached stores and dwellings for pair semi-detached stores and offices	1	—2
Total		7,039

RON VICKERS



*Toronto Dominion Centre Tower,
superimposed on view of Downtown Toronto*

PERMITS ISSUED FOR BUILDING PERMITS COSTING \$100,000.00 AND UPWARDS FOR 1965

Classification	Value	Na. of Buildings
Apartments	\$100,000 — 500,000	4
	500,000 — 1,000,000	5
	over 1,000,000	22
Apartment, alterations	312,000	1
Arena, alterations	150,000	1
Armouries	1,862,000	1
Athletic Building	265,000	1
Churches	100,000 — 500,000	2
Church, alterations & additions . . .	120,000	1
Club, Private, alterations	240,000	1
Factories, alterations & additions . .	100,000 — 500,000	4
Garages, Public	100,000 — 500,000	3
Grandstand, alterations & additions	410,000	1
Home for the Aged	460,000	1
Hospitals, alterations & additions . .	100,000 — 500,000	2
Municipal Buildings	100,000 — 500,000	2
	500,000 — 1,000,000	2
Offices	100,000 — 500,000	1
	over 1,000,000	7
Offices, alterations & additions . . .	100,000 — 500,000	5
	500,000 — 1,000,000	1
	over 1,000,000	1
Schools	100,000 — 500,000	3
	500,000 — 1,000,000	3
	over 1,000,000	3
Schools, alterations & additions . . .	100,000 — 500,000	5
	500,000 — 1,000,000	3
	over 1,000,000	1
Steam Plant, addition	561,000	1
Stores	100,000 — 500,000	2
	500,000 — 1,000,000	2
Stores, alterations & additions	100,000 — 200,000	3
Subway Entrance Buildings	100,000 — 200,000	2
Transformer Building	113,000	1
Warehouses	100,000 — 200,000	2

BUILDINGS DEMOLISHED IN FIFTEEN YEARS

Year	Dwel- lings	Stores	Ware- houses	Office Build- ings	Frame Sheds and Garages	Miscel- laneous Build- ings	Total
1951	264	25	—	8	34	37	368
1952	278	45	3	4	12	28	370
1953	332	64	5	10	19	25	455
1954	426	39	6	4	16	41	532
1955	516	99	12	6	67	46	746
1956	905	50	30	16	53	57	1,111
1957	817	80	22	16	67	73	1,075
1958	726	32	12	22	40	75	907
1959	647	69	4	15	49	78	862
1960	650	84	18	16	46	100	914
1961	778	103	10	21	72	105	1,089
1962	698	87	7	22	73	132	1,019
1963	1,001	103	11	34	69	160	1,378
1964	756	31	15	18	82	105	1,007
1965	1,358	114	14	16	83	90	1,675
Totals	10,152	1,025	169	228	782	1,152	13,508

HOUSING STANDARDS DIVISION

During 1965 there was an increased awareness of the importance of housing standards enforcement in the maintenance of housing conditions throughout the City. This awareness was reflected in the elevation of The Housing Standards Inspections from a Section within the Buildings Department to the status of a Division with a full-time Director. In addition, the staff of the Division was increased from a total of one Chief Inspector and 13 Housing Inspectors to a Director, one Chief and two Senior Inspectors, and twenty Housing Inspectors by the end of 1965. A total establishment of 22 Inspectors was approved, leaving two Inspectors to be employed early in 1966.

Accompanying the increase in Inspectors and the change in organization, was the adoption by City Council of a new and stricter Housing Standards By-Law. This by-law No. 22544 was adopted by City Council on July 12, 1965, using as its authority the provisions of the City of Toronto Act 1936, as amended. It was decided when adopting this by-law that the original Standards of Housing By-Law 14466, as amended, would be retained.

In both by-laws, the maximum penalty upon conviction for non-compliance with the provisions of the by-law was set at \$300.00, as against \$50.00 contained in the original by-law.

In addition to the by-laws referred to above, the Housing Standards Division enforces the requirements of the Building By-Law and the Zoning By-Law when, on inspection, dwellings are found not to be in conformity with these by-laws.

The following is an analysis of the Division's activities during the year:

Total Inspections	31,127
Dwellings Satisfactorily Repaired	2,433
Approximate Cost of Repairs	\$393,209.00
Dwellings Demolished	203
Approximate Cost of Demolitions	\$ 87,580.00
Applications for Lodging House Permits	176
4,948 premises were inspected for the first time in 1965 of which	
1,076 conformed with By-Laws 9868, 14466 and 22544.	
3,456 required repairs to conform with By-Laws 14466 and 22544.	
416 were occupied as lodging houses or multiple dwellings and required repairs and alterations under By-Laws 9868, 14466 and 22544.	
2,802 Referrals (were made from all sources).	
1,372 of which were made by the Welfare, Health, Real Estate and Fire Departments and Buildings Section.	
1,430 were Citizens' complaints (all other sources).	
1,517 were dwelling buildings contravening the Standard of Housing By-Laws 14466 and 22544.	
169 were premises occupied as lodging houses or multiple dwellings and required repairs and alterations under By-Law 9868.	
in 440 instances, inspection revealed no basis for action by this Branch.	
519 were on premises on which this Department already had active files.	
64 were on premises on which previous referrals were made.	
93 still have to be reported on.	
6,256 letters were sent to owners of dwelling buildings requiring repairs and alterations.	

SUMMONSES

Convicted	45
Sentence Suspended	10
Dismissed	9
Withdrawn	12
Summons Issued	76



GLOBE AND MAIL

Moss Park Armouries

In addition to routine inspections and action resulting from referrals and complaints, the Division undertook systematic door-to-door inspections of four areas in the City. The areas in question are as follows:

1. Area bounded on the north by Bloor Street East and Danforth Avenue, on the south by Esplanade and Commissioner Streets, on the west by Yonge Street and on the east by Pape Avenue.
2. Area bounded on the north by Bloor Street West, on the south by College Street, on the west by Bathurst Street and on the east by Spadina Avenue.
3. Area bounded on the north by Bloor Street West, on the south by Queen Street West, on the west by Dovercourt Road and on the east by Bathurst Street.
4. Area bounded on the north by C.P.R. Railway tracks, on the east by West Toronto Station, on the south by Annette Street and on the west by Runnymede Road.

STATEMENT OF REVENUE ACCOUNTS

for year ending

December 31st, 1965

Canopy Encroachment Fees	\$ 10,005.02
Dry Cleaning Depots	2,975.00
Dry Cleaning Licenses	8,995.00
Dry Cleaning Press Shops	4,275.00
Fire Escape Encroachment Fees	2,840.00
Heating Permit Fees	73,463.00
Plan Examining Fees	534,058.68
Plumbing & Drainage Fees	74,844.00
Sign Inspection Fees	76,373.20
Miscellaneous Revenue	86.96
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	\$787,915.86

